

Message

From: Ewart, Burt [bewart@facil.umass.edu]
Sent: 5/29/2012 2:52:06 PM
To: Hanchett, James (DPH) [/O=COMMONWEALTH OF MASSACHUSETTS/OU=MassMail-01/cn=Recipients/cn=James.Hanchett]
Subject: Re: Low Pressure Steam

That space REALLY needs renovation so we can get those controls changed to DDC, and maybe eliminate the radiators completely.

Burt Ewart
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Office phone 413-577-0128
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On May 29, 2012, at 10:31 AM, "Hanchett, James (DPH)"
<james.hanchett@state.ma.us<mailto:james.hanchett@state.ma.us>> wrote:

Yes, a Physical Plant plumber suggested replacing pneumatic valves on radiators, but I believe vales were replaced 2 or 3 years ago so I don't think it would help. He also said to have pneumatic system checked out to see if pressure is sufficient to close vales. I am now waiting for some one from controls to check it out.

Thanks,

Jim

From: Ewart, Burt [mailto:bewart@facil.umass.edu]
Sent: Tuesday, May 29, 2012 9:52 AM
To: Hanchett, James (DPH)
Cc: Dennis Garbiel; James.J.Desabrais@jci.com<mailto:James.J.Desabrais@jci.com>
Subject: RE: Low Pressure Steam

Jim,

More info is trickling in. It appears that the designers in their wisdom have set up the Vivarium's super-redundant, never-fail systems to be partially powered by a intermittent source- the low-pressure steam. This is an item that I thought had been changed (one of myriad changes required to get a workable facility) but it may have slipped through the cracks.

One suggestion that was made for your situation is to see if all the valves to the radiators and the unit heater in your space have been set to zero. If so, and the units are still warm, I'm not surprised - we had a similar problem with a radiator in the Fish lab next door (which we simply removed - not an option for the Drug Lab however). These valves are not the best...

Beyond that, there is probably an isolation valve to the wing (at least that's what the as-built drawings appear to indicate).

I assume you've put a call in to the Service Desk?

Burt

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From: Hanchett, James (DPH) [mailto:james.hanchett@state.ma.us]
Sent: Tuesday, May 29, 2012 8:53 AM
To: Ewart, Burt
Subject: RE: Low Pressure Steam

Thanks,

Jim

From: Ewart, Burt [mailto:bewart@facil.umass.edu]<mailto:%5bmailto:bewart@facil.umass.edu%5d>
Sent: Tuesday, May 29, 2012 8:16 AM
To: Hanchett, James (DPH)
Subject: RE: Low Pressure Steam

Good Day, Jim!

I can't think of any reason that the low-pressure steam needs to be on for the Vivarium during the summer. All the heat there is via forced-air units, and while we use steam as an energy source for water heating, autoclaves and humidity control, all that is fed from the medium-pressure side. I'll check into it and get back to you. Thanks for the observation.

Burt

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From: Hanchett, James (DPH)
[mailto:james.hanchett@state.ma.us]<mailto:%5bmailto:james.hanchett@state.ma.us%5d>
Sent: Tuesday, May 29, 2012 7:42 AM
To: Ewart, Burt
Subject: Low Pressure Steam

Hi Burt,

We are having a problem with the low pressure steam for the Vivarium Project. For the last 36 years I have been here the steam was turned off in summer months. Now it is left on. Can shut offs be installed to keep heat out of our lab and office?

Thanks,

Jim Hanchett

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